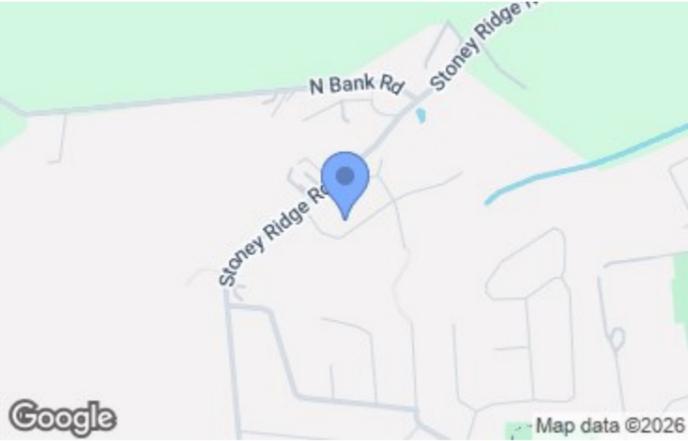




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 693737  
 wibsey@wwestateagents.com



**Directions**

See mapping.



**Woodland Crescent, Bradford, BD9 6PE**

**£200,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Woodland Crescent, Bradford, BD9 6PE



No Onward Chain \*\*\* Three Bedrooms \*\*\* Two Reception Rooms \*\*\* Potential To Extend STPP \*\*\* Garage And Driveway. Nestled in the desirable Woodland Crescent area of Bradford, this spacious three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With a generous layout and a wealth of potential, this property is ideal for families or individuals seeking a project to modernise.

Upon entering, you are welcomed by a practical entrance hall featuring convenient under stairs storage. The lounge, bathed in natural light, boasts double doors that lead seamlessly into the dining room, creating an inviting space for entertaining or family gatherings. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and a sink with a drainer and mixer tap, along with space for additional appliances.

The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat. The shower room is fitted with a shower

cubicle, a low-level WC, and a hand wash basin, catering to the needs of a busy household.

Externally, the property benefits from a driveway and a garage for additional storage or parking. The front and rear gardens provide outdoor space for relaxation or gardening enthusiasts, enhancing the appeal of this family home.

Being sold with no onward chain, this property is a rare find in a sought-after location, making it an excellent choice for those looking to invest in a home that they can truly make their own. With its combination of space, potential, and convenient amenities nearby, this semi-detached house is not to be missed.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Three bedroom semi-detached house in need of modernization being sold with no onward chain.

**Rating authority**  
Borough Council Tax Band D

**Services**  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold